



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-20188 - APPLICANT: URBAN LOFTS XIV, LTD - OWNER:
CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (4-2/ld/sd vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests to Amend a portion of the Southeast Sector Plan of the Master Plan from PF (Public Facilities) to M (Medium Density Residential) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road.

There are multiple items that are associated with this application, a Rezoning (ZON-20192) to R-PD15 (Residential Planned Development – 15 Units per Acre), Waiver (WVR-20191) of private street width, Variance (VAR-20190) of open space, a Variance (VAR-20193) of minimum acreage permitted for an R-PD (Residential Planned Development) and a Site Development Plan Review (SDR-20187) for a 56-unit single-family attached residential subdivision. The proposed M (Medium Density Residential) land use designation is consistent and compatible with the adjacent M (Medium Density Residential) land use designation; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/04/04	The City Council approved a request to Amend (GPA-4523) a portion of the Southeast Sector Plan of the Master Plan from SC (Service Commercial) to PF (Public Facilities), a Rezoning (ZON-4524) from C-1 (Limited Commercial) Zone to C-V (Civic) Zone and a Site Development Plan Review (SDR-4525) for a proposed government facility (East Las Vegas Business Incubator), on 3.59 acres adjacent to the northwest corner of Mojave Road and Stewart Avenue Action. Planning Commission and staff recommended approval.
04/12/07	The Planning Commission recommended approval of companion items ZON-20192; VAR-20193 and WVR-20191. The Planning Commission had no recommendation of companion items VAR-20190 and SDR-20187 concurrently with this application. The Planning Commission voted 4-2/ld/sd which failed to obtain a super majority vote which is tantamount to DENIAL (PC Agenda Item #50/jm).
<i>Related Building Permits/Business Licenses</i>	
10/04/05	Code Enforcement (#35102) cited the property for weeds and debris. The case was closed on 10/06/05.
<i>Pre-Application Meeting</i>	
02/14/07	A pre-application meeting was held with regard to the proposed project. Issues related to the General Plan, Rezoning, Site Development Plan, Waiver and Variances were discussed. General process, code requirements and application submittal requirements were explained to the applicant.
<i>Neighborhood Meeting</i>	
03/14/07	A neighborhood meeting was held at 5:30pm at the East Las Vegas Community Senior Center, 250 N. Eastern Ave. No neighbors attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial) under a Resolution of Intent to C-V (Civic) Zone to R-PD15 (Residential Planned Development - 15 units per acre)
North	I-515	I-515	I-515
South	Community Recreational Center	PF (Public Facilities)	C-1 (Service Commercial)
East	Correctional Facility	PF (Public Facilities)	R-3 (Medium Density Residential)
West	Multi-family	M (Medium Density Residential)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	1,206 SF
Min. Lot Width	20 Feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	3.75 Feet 0 – 17.31 Feet 3.42 – 16.80 Feet
Max. Building Heights	3 stories, 38.5 feet

Existing Zoning	Permitted Density	Units Allowed
C-1	NA	NA
Proposed Zoning	Permitted Density	Units Allowed
R-PD15	14.07 Units per Acre	59
Proposed General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units per Acre	97

Pursuant to Title 19.12, the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	31 Trees	31 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	8 Feet		Height not shown	NA

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
3.98	14.1 du/acre	1.65	23%	40,249	1.1%	2,059	N*

**A Variance (VAR-20190) has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>
The project is required to provide a minimum of two parking spaces per dwelling unit. In addition, the project is required to provide one guest space for every six dwelling units. The proposed project is a 56 unit development which would require 10 guest spaces, the site has 11 guest spaces. Each unit is proposed to have a minimum of a two car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The request is for a General Plan Amendment from PF (Public Facilities) to M (Medium Density Residential). The M (Medium Density Residential) land use category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

The 3.98 acre site is currently undeveloped. The amendment was submitted in conjunction with a proposed Rezoning (ZON-20192) to R-PD15 (Residential Planned Development – 15 Units per Acre), a Variance (VAR-20190) to allow 2,059 square feet of open space where 40,249 square feet, a Variance (VAR-20193) to allow a Residential Planned Development on 3.98 acres where five acres is the minimum required and a Site Development Plan Review (SDR-20187) for a proposed 56 unit single-family attached residential development.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The proposed M (Medium Density Residential) land use category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre. This type of density is compatible with the existing M (Medium Density Residential) development to the west.

In regard to “2”:

The proposed rezoning to R-PD15 (Residential Planned Development – 15 Units per Acre) is consistent with the proposed single family residential attached development and proposed M (Medium Density Residential) General Plan designation.

In regard to “3”:

There are adequate facilities and infrastructure to accommodate a planned community on this site.

In regard to “4”:

This request conforms to the applicable, adopted plans and policies for this area.

PLANNING COMMISSION ACTION

There was one speaker in opposition at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 89 by Planning Department

APPROVALS 0

PROTESTS 0